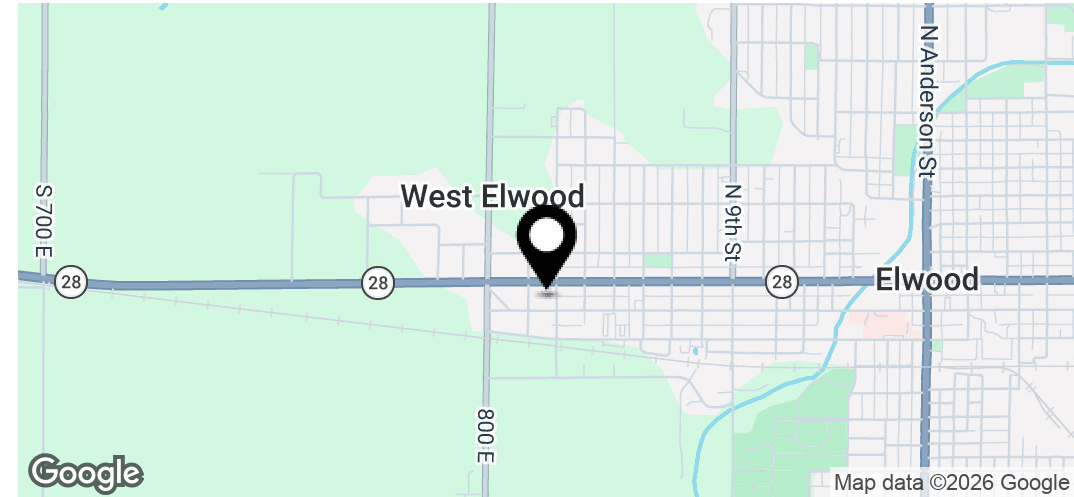


First Presbyterian Elwood

223 Main St, Elwood, IN 46036

FOR SALE

Executive Summary



Offering Summary

Price	\$670,000
Price / GSF	\$150.19
GSF	4,461 SF
# of Floors	1
Site Size	1.79 Acres
Parking Spaces / Ratio	64 / 14.34
Year Built	1992

Property Overview

Positioned prominently along Main Street, this well-maintained church property at 223 Main Street presents a unique opportunity for an owner-user, investor, or congregation seeking a new home. Classic architectural charm and functional space, the property is well-suited for continued religious use or a variety of adaptive reuse opportunities.

The building offers 4461sf of interior space, and a welcoming sanctuary with [145± seating capacity], high ceilings, and traditional design elements that create a warm and inviting atmosphere. Supporting areas include fellowship space, offices, classrooms, kitchen facilities, and additional multi-purpose rooms—ideal for community programming or administrative use.

Situated on a 1.79ac parcel, the property provides a balance of building footprint and usable outdoor space. On-site parking includes approximately 64 spaces, offering convenient access for congregants, staff, and visitors.

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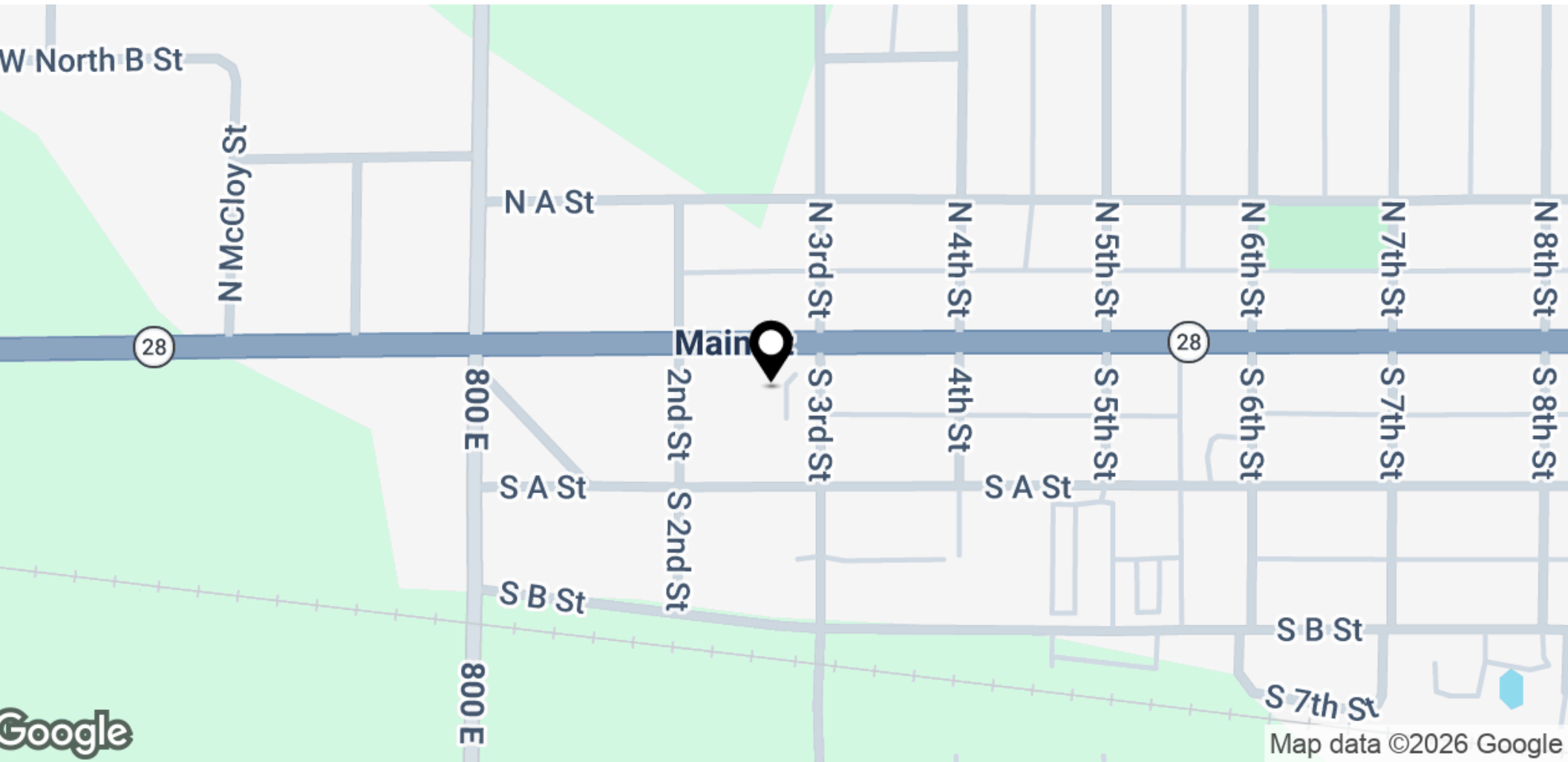
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Location Map



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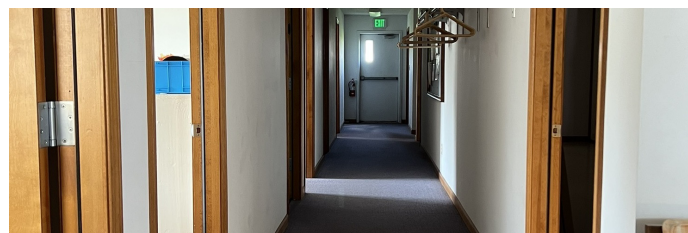
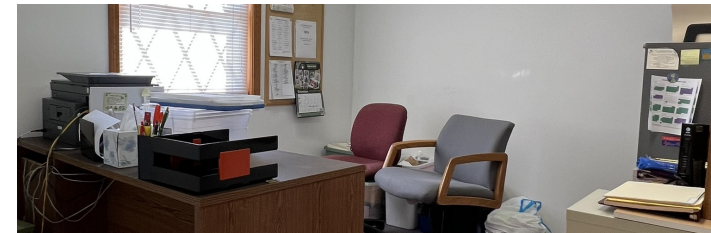
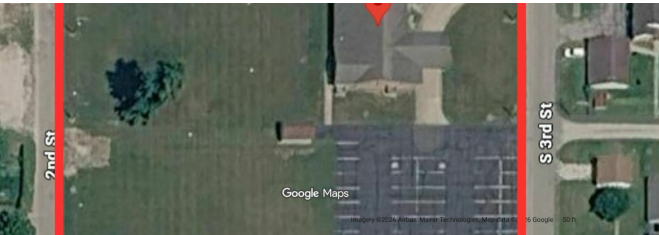
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First Presbyterian Elwood

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Additional Photos



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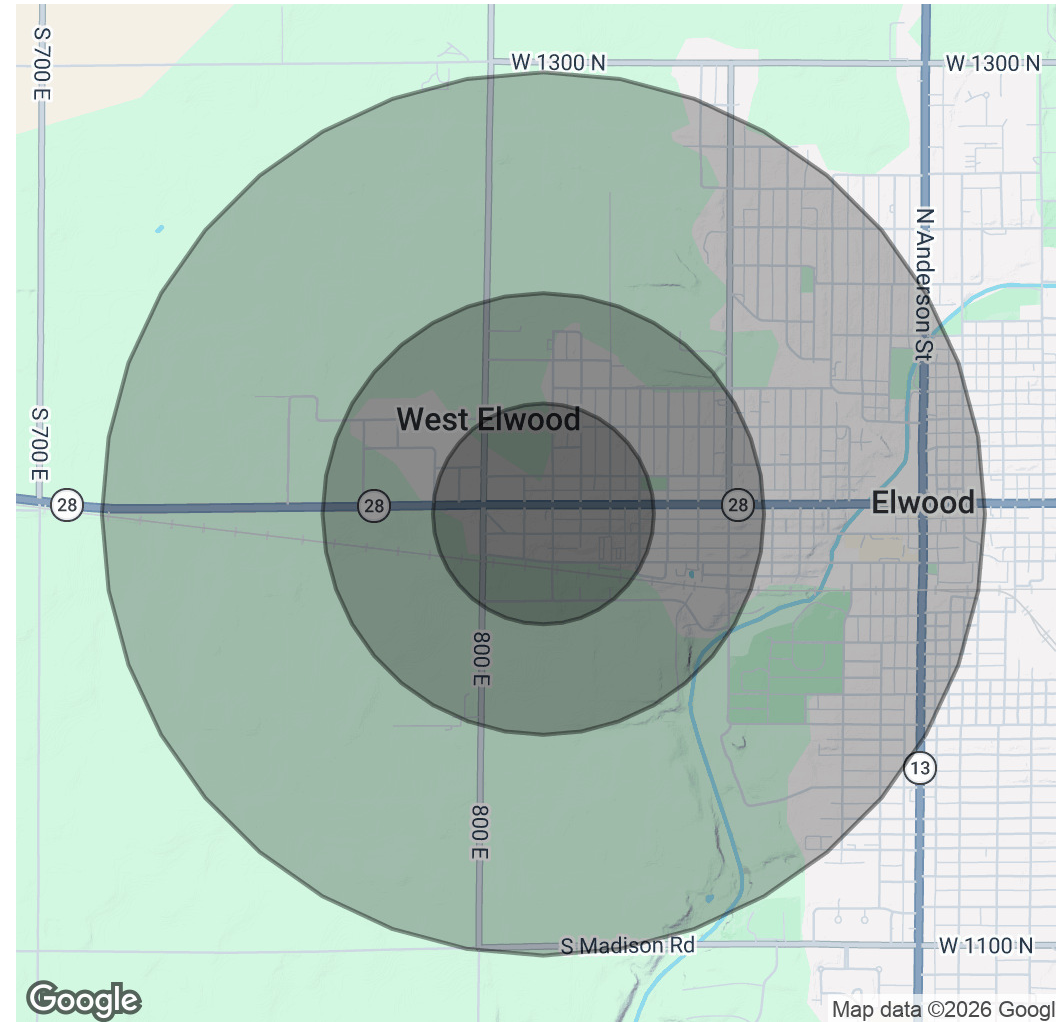
FOR SALE

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	337	950	3,455
Average Age	45.9	46.3	45
Average Age (Male)	48.6	47.8	44.4
Average Age (Female)	38.9	42	43.6

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	142	401	1,379
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$72,387	\$71,383	\$69,497
Average House Value	\$104,385	\$108,346	\$108,441

2023 American Community Survey (ACS)



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